



HAGEMAN
REALTY
Farmland Specialists

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Proudly Presents:
GOLDEN FARM
Clinton County, Indiana

Located 10 miles north of Lebanon Indiana in Clinton County, sits 182.48 acres of Prime Indiana Farmland. Offered in its entirety or in 2 tracts. This farm has highly productive soils with an average WAPI score of 166.8 on 177.55 FSA tillable acres.



TOTAL ACRES: 182.48
TILLABLE ACRES: 177.55

- **LOCATION:**
10 miles north of Lebanon
- **IMPROVEMENTS:**
None
- **PRICE: \$3,594,856 (\$19,700/Ac)**
Real Estate Taxes: \$5,890.35/Yr
- **VIEW MAP**
<http://bit.ly/Golden182>

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GOLDEN FARM - TRACT 1

Clinton County, Indiana

PRIMARY SOILS:

Fincastle-Crosby silt loams, Cyclone silt loam

DRAINAGE:

Underground tile, ditch, and natural

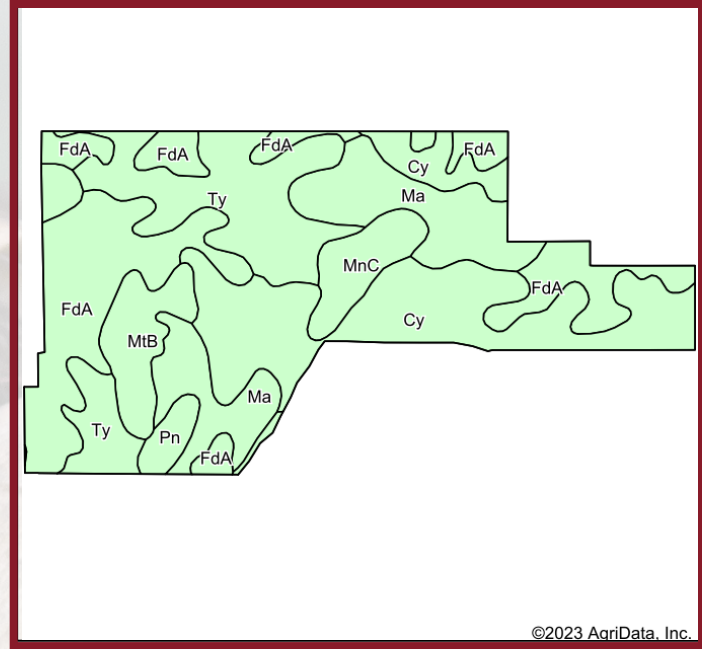
TOTAL ACRES: 131.09
TILLABLE ACRES: 126.87

PRICE: \$2,582,473 (\$19,700/Ac)

Real Estate Taxes: \$3,464.66/Yr

IMPROVEMENTS:

None



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Area Symbol: IN023, Soil Area Version: 26											
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans	
Cy	Cyclone silt loam, 0 to 2 percent slopes	33.51	27.0%	llw	185	6	13	65	75	80	
FdA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	32.72	26.4%	llw	156	5	10	51	69	70	
Ty	Treaty silt loam, 0 to 2 percent slopes	22.58	18.2%	llw	177	6	12	62	61	72	
Ma	Mahalasville silty clay loam, 0 to 2 percent slopes	19.59	15.8%	llw	175	6	12	61	58	77	
MtB	Miami-Crosby silt loams, 2 to 6 percent slopes	7.29	5.9%	lle	147	5	9	50	65	59	
MnC	Miami silt loam, 6 to 12 percent slopes	5.90	4.8%	llle	138	5	9	48	61	57	
Pn	Patton silty clay loam, 0 to 2 percent slopes	2.31	1.9%	llw	173	6	12	51	71	73	
Weighted Average				2.05	169.6	5.6	11.4	58.2	66.8	*n 73	

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.





GOLDEN FARM - TRACT 2

Clinton County, Indiana

TOTAL ACRES: 51.39
TILLABLE ACRES: 50.68

PRICE: \$1,012,383 (\$19,700/Ac)
Real Estate Taxes: \$2,425.69/Yr

IMPROVEMENTS:

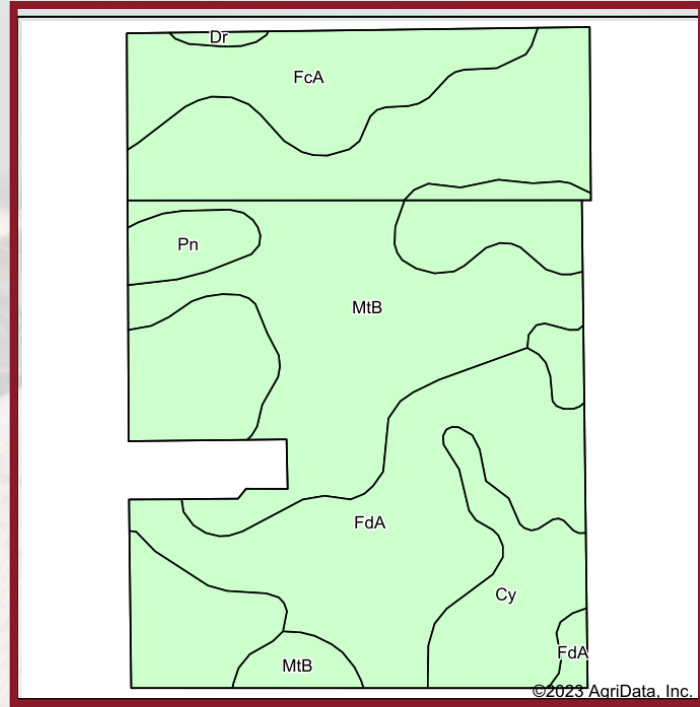
None

PRIMARY SOILS:

Fincastle-Crosby silt loams, Miami-Crosby silt loam

DRAINAGE:

Underground tile, ditch, and natural



Area Symbol: IN023, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
MtB	Miami-Crosby silt loams, 2 to 6 percent slopes	19.36	39.1%	Ile	147	5	9	50	65	59
FdA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	14.20	28.7%	Ilw	156	5	10	51	69	70
Cy	Cyclone silt loam, 0 to 2 percent slopes	9.26	18.7%	Ilw	185	6	13	65	75	80
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	5.23	10.6%	Ilw	168	5	11	62	65	80
Pn	Patton silty clay loam, 0 to 2 percent slopes	1.29	2.6%	Ilw	173	6	12	51	71	73
Dr	Drummer silty clay loam	0.19	0.4%	Ilw	185	6	12	53	74	75
Weighted Average				2.00	159.7	5.2	10.3	54.4	68.2	*n 68.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

